

Agenda Item: 4
Case # SI-2022-00496
Project # PR-2018-001504
April 13, 2022

Staff Report

Agent	N/A
Applicant	Ryan & Jessica Short
Request	Certificate of Appropriateness for Alterations.
Legal Description	Lot 005, Block A, Park Addition
Address/Location	916 8 th Street NW
Size	0.21 Acres
Zoning	R-1A
Historic Location	Eighth & Forrester Historic Preservation Overlay Zone

Staff Recommendation

APPROVAL of Case # SI-2022-00496, Project # PR-2018-001504, a request for a Certificate of Appropriateness for Alterations, based on the Findings beginning on page 13 and subject to the conditions on page 14.

Silvia Bolivar, PLA ASLA
Historic Preservation Planner

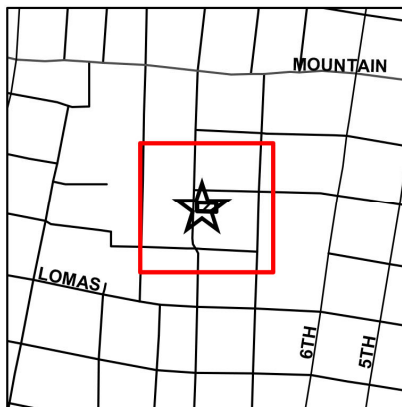
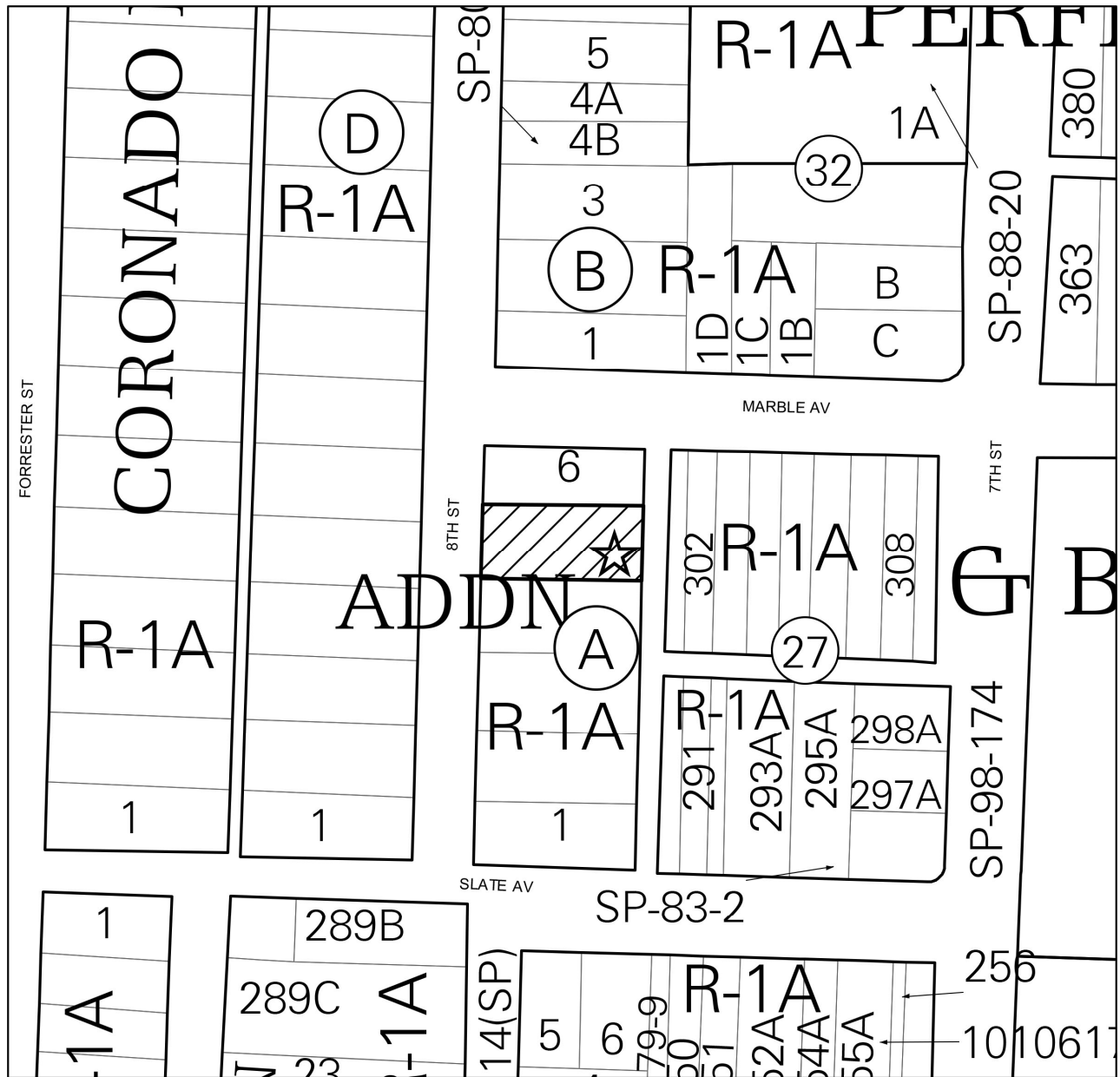
Summary of Analysis

The application for a Certificate of Appropriateness is for alterations in order to replace the porch screen windows and door that are not original to the house.

The stucco covered building is classified as a contributing building in the Eighth & Forrester District, though the garage to the rear of the property is not classified. The building was constructed c. 1929-1930 in the Southwest Vernacular style. The application affects the entry at the west elevation and the proposal is to remove the screen door and windows and replace them with white, vinyl-clad windows in the same configuration as the screens. The request is aimed at improving the use of the subject building, providing increased security, and replacement with an affordable alternative. The materials and approach proposed are appropriate and do not impair the form or integrity of the building. The request will not harm the locally distinctive qualities of Eighth & Forrester HPO.

This request was reviewed against the relevant guidelines for the Eighth & Forrester Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness contained in the Integrated Development Ordinance. The proposed alterations conform to the development guidelines and are considered appropriate. Staff is recommending approval with conditions.

PRIMARY REFERENCES: Integrated Development Ordinance; New Town Neighborhoods Development Guidelines for the Eighth and Forrester Historic Overlay Zone.



Note: Gray shading indicates County.

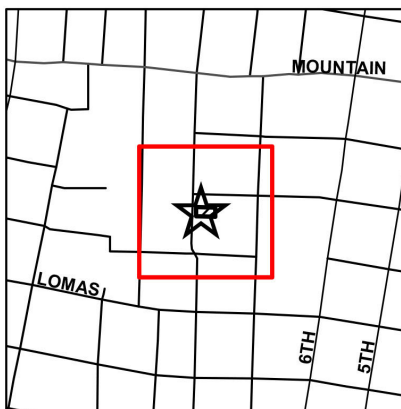
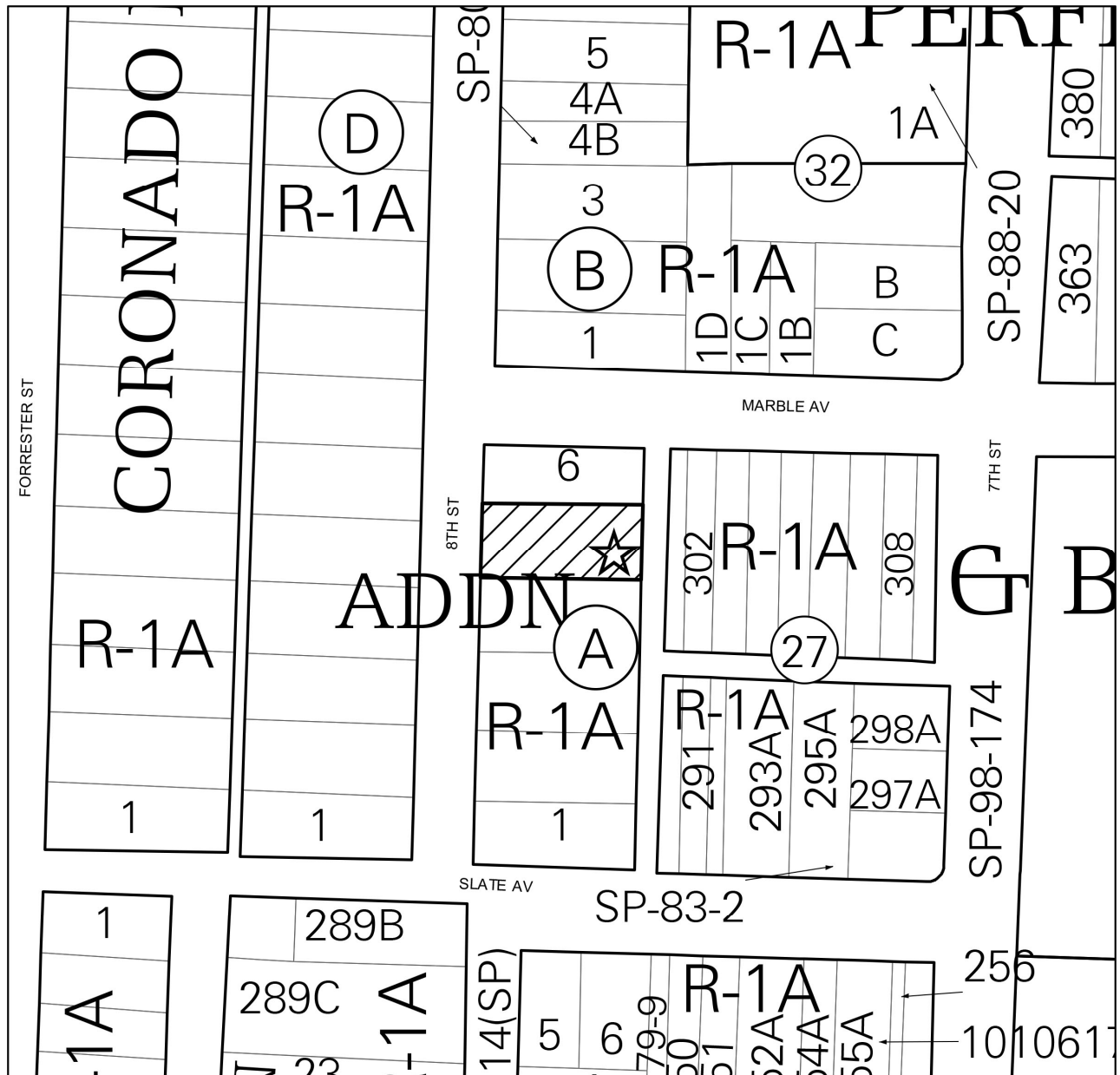


1 inch = 100 feet

Hearing Date:
4/13/2022

Project Number:
PR-2018-001504
Case Numbers:
SI-2022-00496

Zone Atlas Page:



IDO ZONING MAP

Note: Gray shading
indicates County.

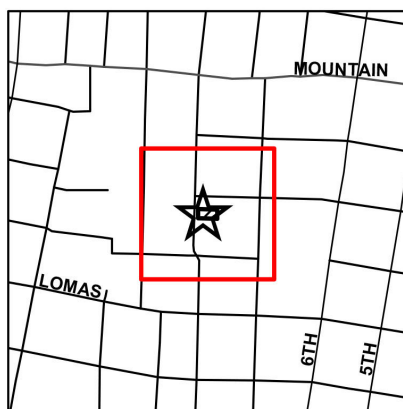
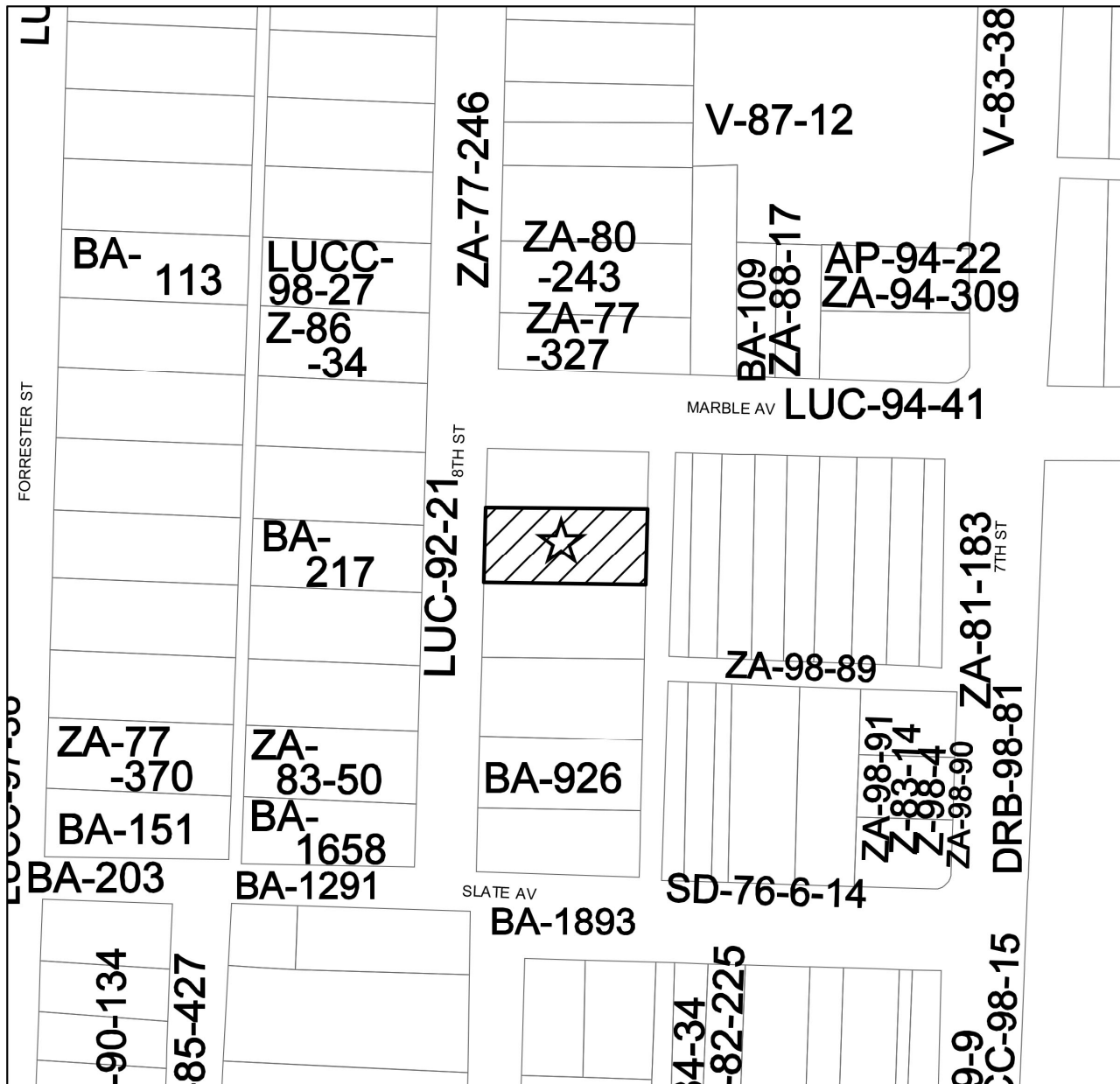


1 inch = 100 feet

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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 100 feet

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Zone Atlas Page:

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for Alterations</i>
Historic Location	<i>Eighth & Forrester Historic Protection Overlay Zone</i>

I AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	# of Stories	Roof Configuration, Architectural Style and Approximate Age of Construction	Historic Classification & Land Use
General Area	1-2	Cottage; Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival.	Contributing; Neutral; residential
Site to the North	1	Flat with parapet, Simplified Spanish Pueblo Revival, c. 1942-1943.	Neutral; residential
Site to the South	1 ½	Steep hip with gabled dormers, Hipped box, 1910	Contributing; residential
Sites to the East	1	Gable with latticed vents, former Bungalow, 1920	Neutral; residential
Site to the West	1	Gable, Hipped Box, c. 1908	Contributing; residential

II INTRODUCTION

Proposal and History

The request is for a Certificate of Appropriateness to make alterations to the building located at 916 8th Street NW. The proposed alterations affect the west elevation of the property that faces 8th Street NW. The elements of this request involve replacement of the existing porch screens and door that are not original to the house and replace them with four white, vinyl, single-hung windows and a transparent door. The applicant has chosen to enclose the porch due to vandalism in the area while also wanting to keep the porch as energy efficient as possible. The new windows will fit within the existing openings, and are similar in style to the windows located throughout the house although of a different material.

The subject building was constructed c. 1929-1930 in the Southwest Vernacular style and is classified as a contributing building in the Eighth & Forrester Historic District though the garage (double, flat roofed, stucco) to the rear of the property is not classified. At the time of the initial historic inventories conducted in 1979, the house was described as a “stuccoed duplex with a flat roof”. The 1979 inventory reveals that the porch was not enclosed. The fenestration includes 1/1 wood sash windows with wood framing that are either paired or single. The exterior details are of a

tile shed roof porch at the NW corner (now the main entrance), a shed parapet door with a hood at the south end over the secondary entrance with the remaining roof being flat with a parapet.

Over the years there have been different requests for alterations on the subject site. Most recently, in 2018, the LUCC approved a request to make alterations that allowed a new, 3-foot fence with a wood frame and wire infill panels. Although not traditional in appearance, it was determined that the fence was visually permeable and complied with relevant height restrictions, was domestic in appearance, and integrated well into the streetscape.

The applicant states that the request will change the porch from its' original design but they are not altering the dimensions of any of the current window or door openings so they believe the change will remain true to the historical architectural style and form of the home. In addition, they state that there are many other homes in the Eighth & Forrester HPO that have glass windows and doors on the front porches so it will remain in line with the historic details of the neighborhood itself.

Context

The Eighth and Forrester Historic District is described in the State and National Register nomination written in 1980 as "a fine and little-altered neighborhood of simple lower-middle class housing, predominately from the first decade of the twentieth century." The nomination also states: "Developed and largely built up in the first decade of the twentieth century, the Eighth Street/Forrester Historic District is an excellent example of a working-class neighborhood, unscarred by substantial modern alteration or intrusion. The district is most important for its architecture, for its small, simple and attractive houses, scaled-down version of styles popular in the period between 1901 and 1925."

Simple cottages are the predominant form in this district. A few larger houses, described as late adaptations of the Queen Anne style, are larger primarily by comparison with the simple cottages. They would not be considered large in other historic neighborhoods, such as the Fourth Ward Historic District. There are a number of southwestern revival styles built between 1922 and 1929, and these houses resemble the earlier cottages in their modest size and ornamentation.

The nomination states that "...the real strength of the area lies in the small houses, simple in form and restrained in detail, which make up the almost unbroken context of these streets. Preserved by relative isolation imposed by the street pattern and by the lack of money for grandiose re-modeling throughout the years, these buildings keep the feeling and visual dimensions of a lower-middle class district in the early years of the twentieth century." The Eighth and Forrester Historic District was accepted to the National Register of Historic Places in 1980 and the City Council mapped the Historic Overlay Zone in 1991.

Eighth & Forrester/8th Street NW - Analysis of Porch Enclosures based on 1979 survey to present

Entrances and porches are often the focus of historic buildings. With their functional and decorative features, they can be extremely important in defining the character of a building. In many cases, porches were also energy-saving features and remain so today, shading southern and western elevations. The Eighth & Forrester District, specifically 8th Street NW has had many

homes that have made alterations to their porch entries since the initial surveys performed in 1979, prior to the District being accepted to the National Register of Historic Places, and prior to the Historic Overlay Zone in 1991.

Enclosed Porches

901 8th Street NW – Originally a Simplified Queen Anne that has been remodelled and is now a “No style” cottage. Enclosed stucco porch with a wood panel door, black surface mount security door.

906 8th Street NW – 1910 Hipped box with metal casement windows. Enclosed screen porch with a wood panel door and a white outswing security door.

909 8th Street – Simplified Queen Anne Cottage with an enclosed porch. The 1979 survey reveals that the porch was enclosed at the time of the initial surveys.

917 8th Street NW – 1908 hipped box. The 1979 survey revealed an unenclosed porch that is now enclosed, barely visible due to vegetation overgrowth.

921 8th Street NW – 1910 Hipped Box style. The 1979 survey revealed that the porch was enclosed. Porch enclosed by screen and wood frame wall.

925 8th Street NW – Queen Anne Cottage c. 1907. The 1979 survey revealed that the porch was enclosed. The porch is enclosed with a stucco. Four vinyl windows with a solid panel blue door.

1001 8th Street NW – enclosed in 1979 survey. There are six, fixed windows and two, single-hung windows in the porch enclosure. The enclosure includes a white panel wood door with a white, surface mounted, outswing steel security door.

1005 8th Street NW – enclosed in 1979 survey. Screen enclosures and a wood, 15-lite French door.

1006 8th Street NW – Enclosed stuccoed porch. Five casement windows, one single-hung window. The front door is a wood panel door with a clear security door.

Unenclosed Porches

900 8th Street NW – Modified 1910 Hipped Box with an unenclosed porch. Wood sash windows, shingled wood orch.

905 8th Street NW – Queen Anne Cottage c. 1907. The 1979 survey reveals that the porch was enclosed but it is now open.

910 8th Street NW – 1910 Hipped box with an unenclosed porch. The 1979 survey reveals that the front porch was enclosed.

913 8th Street NW – 1910 Hipped box. The 1979 survey reveals that the porch was enclosed but it is now open.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III ANALYSIS

Policies are written in regular text and staff analysis and comment in italic print.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned R-1A.

The property is located within the Eighth and Forrester Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (G) identifies standards and guidelines for HPO-2: Eighth & Forrester.

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

As discussed in the analysis below, the proposed alterations do not significantly conflict with the designation ordinance or the development guidelines as the porch has already been altered. The impact of the new door and windows on the architectural character of the house and the district is mitigated by the design of the proposed door and windows which reflect the proportions and glazing pattern of the windows on the front façade.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The architectural character of the site or the historic zone will not be significantly impaired or diminished by the proposed alterations as analyzed below.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable.

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The 1979 inventory of the property reveals that the porch was not enclosed but rather occurred prior to the creation of the historic protection overlay zone in 1991. The proposal to replace the screen windows and door will not change the structure's overall character as the pattern of openings will be unchanged and the work could be reversed in the future if the applicant or future homeowner should wish to do so.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Not applicable. The screen enclosures were not original to the house and the replacement is justified in this case. The new windows and door will fit within the existing openings.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

Not applicable.

Resolution -46 -1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

This resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Eighth and Forrester Historic Overlay Zone and the subject property contained therein, excluding references to the Fourth Ward Historic Overlay Zone.

Contained within this resolution are general guidelines, from which the specific Eighth and Forrester Historic Overlay Zone Design Guidelines are derived.

Section 4.A of the designation ordinance states "Alterations or renovations to structures listed as contributing in the Historic Overlay Zones should strive to retain significant, character-defining architectural features of the structure and utilize exterior materials similar to those originally found on the structure. Additions to structures listed as contributing in the Historic Overlay Zones should utilize exterior materials and window alignment similar to those of the original structure and should match the general style and massing of that structure, with the regulations of the underlying zoning determining the maximum allowable building size."

The proposal does not conflict with the designation ordinance.

New Town Neighborhoods Development Guidelines for the Eighth and Forrester Historic Overlay Zone

The (design) development guidelines were revised and adopted by the LC in October 2010 and again revised in 2016 when the uniform guidelines for New Town Neighborhoods were adopted. The guidelines include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

An analysis of the proposal's conformance with the adopted specific guidelines is provided below.

POLICY – Porches and Entrances

Where a porch is a primary character-defining feature of a front façade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials, and detailing.

Guidelines

1. Retain and preserve porches and related entrances.

- Existing materials, location, configuration, and dimensions of porches and entrances should not be altered, covered, or removed.
- Deteriorated materials should be replaced to match the original in design, dimension, and material. Consider a compatible substitute material only if using the original material is not feasible.
- If replacement of an entire porch is necessary because of deterioration, replace it in kind, matching the original in design, form, dimension, details, texture and material. Consider a compatible substitute material only if using the original material is not feasible.
- Where a historic porch does not meet current code requirements and alterations are required, sensitive modifications can be considered. Do not replace an original porch that can otherwise be modified to meet code requirements.
- Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and façade. All porch enclosures should be plausibly reversible.
- When a porch is enclosed or screened, it should be done with a clear, transparent material. Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.
- The original roof and supporting structure should remain visible and define the enclosure. The material should be placed behind the supporting structure and should have a minimum number of vertical and horizontal framing members.

The alterations made to this house prior to the adoption of the IDO were inappropriate and damaged the integrity of the house by enclosing the porch. While replacing would be inappropriate under Guideline #1, in this case, the existing window screens and door are not original to the house. The location, configuration, and dimension of the porch and entrance are not being altered and the request is aimed at improving the use of the house while providing increased security.

The proposal to replace the screen windows and door will not further change the structure's overall character as the pattern of openings will be unchanged and the work could be reversed in the future if the applicant or future homeowner should wish to do so.

The proposal calls for the porch to be enclosed with clear and transparent materials that are allowable under the Eighth and Forrester HPO (see attachments). The applicant would like to install a door that is ½ to 2/3 glass, mostly clear with some decorative details. Although a 15-lite French panel door would be more appropriate, the proposed door is mostly a transparent material and complies with the Eighth & Forrester HPO. The applicant has stated that the door might change slightly due to availability and if this were to occur, approval would be contingent upon Staff endorsement of the available doors.

Guidelines 2, 3, 4, 5, and 6 are not applicable to the request.

POLICY – Windows & Doors

The character-defining features of historic windows & doors and their distinct arrangement shall be preserved. In addition, new windows & doors should be in character with the historic building. This is especially important on primary facades.

Guidelines

1. Retain and preserve the position, number, size, and arrangement of historic windows and doors.

- It is not appropriate to enclose, cover or fill in a historic window or door opening.
- If additional openings are necessary for a new use, install them on a rear or non-character defining façade of the building.
- New window and door openings on front facades shall be permitted only in locations where there is evidence that original openings have been filled with other material.
- New openings should never compromise the architectural integrity of the building. The design of new window units shall be compatible with the overall character of the building, but should be distinguished as a later feature.

The guidelines specifically address the design and placement of windows within the Eighth & Forrester District. Generally , windows within historic zones should be in character with the style and scale of the surrounding areas and, metal or other unsympathetic window materials are discouraged. However, the current porch screens and door are not original to the building and the style and size of the proposed windows are similar in style to windows found in the area (single-hung, single-sashed windows). The location, configuration, and dimension of the porch and entrance are not being altered. No architectural drawings have been provided, rather the applicant informed Staff via email of the proposed windows and doors to be used if the request is approved (see attachments).

Guidelines 2, 3, 4, 5, and 6 are not applicable.

Neighborhood Notification

The applicant notified the Downtown Neighborhood Association and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted at the property giving notification of this application. No comments have been received to date.

Conclusions

As discussed in the analysis above, the project complies with the applicable guidelines for the Eighth and Forrester Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness, subject to the recommended conditions of approval.

***FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for Alterations –
Case SI-2022-00496/Project 2018-001504, April 13, 2022.***

1. This application is a request for a Certificate of Appropriateness for Alterations located at 916 8th Street NW, described as Lot 005, Block A, Park Addition, a property in the Eighth and Forrester Historic Preservation Overlay Zone, zoned R-1A.
2. The subject site is approximately 0.21 acres.
3. The subject building was constructed c. 1929-1930 in the Southwest Vernacular style and is classified as a contributing building in the Eighth & Forrester Historic District through the garage (double, flat roofed, stucco) to the rear of the property is not classified.
4. The elements of this request involve replacement of the existing porch screens and door that are not original to the building and replace them with white, vinyl, single-hung windows with fiberglass mesh screens.
5. The IDO Section 14-16-6-6(D)(1) requires that all development and modification of structures in any HPO zone and all development or modification of a landmark site first receive a Certificate of Appropriateness.
6. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if “The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.”
7. The proposed work is consistent with designation Resolution ordinance 46-1991. Subject to Conditions 1-4, the proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 8 & 9 below.
8. The proposal is consistent with the Guidelines for the Eighth and Forrester Historic Protection Overlay Zone, zoned R-1A. The alterations made to this house prior to the adoption of the IDO were inappropriate and damaged the integrity of the house by enclosing the porch. While replacing would be inappropriate under Guideline #1, in this case, the existing window screens and door are not original to the house. The location, configuration, and dimension of the porch and entrance are not being altered and the request is aimed at improving the use of the house while providing increased security.

The proposal to replace the screen windows and door will not further change the structure’s overall character as the pattern of openings will be unchanged and the work could be reversed in the future if the applicant or future homeowner should wish to do so.

9. The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if “The architectural character, historical value, or archaeological value of the

structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”.

RECOMMENDATION

Case SI-2022-00496/Project # PR-2018-001504, April 13, 2022.

APPROVAL of ***Case SI-2022-00496/Project #PR-2018-001504***, an application for a Certificate of Appropriateness for Alterations located at 916 8th Street NW, described as Lot 005, Block A, Park Addition, a property in the Eighth and Forrester Historic Protection Overlay Zone, based on the above nine (9) findings and subject to the following conditions.

Recommended Conditions of Approval

1. Approval is contingent upon Staff endorsement of the door in case the proposed door is not available.
2. Applicant is responsible to acquire, and approval is contingent upon all applicable permits and related approvals.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division



Figure 1: Subject site.



Figure 2: Secondary entrance.



Figure 3: Existing porch enclosure.



Figure 4: Subject site existing windows facing 8th Street NW.

Figure 5: Secondary entrance.



Figure 6: Posted sign request.



Figures 7-10: Porch enclosures
along 8th Street NW.





Figures 11-13: Unenclosed porches along 8th Street NW.



Figure 13: Unenclosed porch along 8th Street NW – This porch was enclosed in 1979 survey.

HISTORY



City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103



Landmarks Commission

Date: Sept 17, 2018

CERTIFICATE OF APPROPRIATENESS

Project # PR-2018-001504 /SI-2018-00125

Ryan Short requests approval for a new front yard fence at 916 - 8th St NW, described as Lot 005, Block A, Park Addition, in the Eighth and Forrester Historic Preservation Overlay, zoned R-1A. (J-14)

On Aug 29, 2018 the Landmarks Commission STAFF **APPROVED** Project # PR-2018-001504 /SI-2018-00125, based on the following findings:

FINDINGS:

1. This application is a request for a Certificate of Appropriateness for a new front yard fence at 916 8th St NW, described as Lot 005, Block A, Park Addition, a contributing property in the Eighth & Forrester Historic Overlay Zone.
2. The application is for erection of a new front yard fence.
3. A variety of domestically styled, low boundary treatments which allow views of softly landscaped front yards typically enclose the streets in the HPO.
4. The new fence is 3ft high with a wood frame with wire infill panels. Although not entirely traditional in appearance, it is visually permeable and complies with the relevant height restriction. The fence is clearly domestic in appearance and integrates well into the streetscape, causing no harm to the locally distinctive qualities of the HPO.
5. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
6. This request complies with relevant criteria in the LUCC Ordinance for approval of a Certificate of Appropriateness. The change is consistent with the designation ordinance and development guidelines; the architectural character and the historic value of the structure, site and the historic zone will not be significantly impaired or diminished, and the structure or site's distinguished original qualities or character will not be significantly altered.

CONDITIONS:

1. Applicant is responsible for acquiring any and all additional City of Albuquerque department review and/or permits required for implementation of this project.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff designated by the Mayor relative to a Certificate of Appropriateness may appeal the decision to the Commission (LC). The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date of determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

Angela Behrens

Historic Preservation Planner, Landmarks Commission

ryan.short@yahoo.com

ZONING

Please refer to IDO Sub-section 14-16-2-3(B) for the Residential – Single-Family Zone District (R-1A)

Please refer to IDO Sub-section 14-16-3-5(H) for the Eighth & Forrester - HPO-2

APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>Ryan and Jessica Short</u>		Phone: <u>(505) 573-5628</u>
Address: <u>916 8th St. NW</u>		Email: <u>thefourshorts@gmail.com</u>
City: <u>ABQ</u>	State: <u>NM</u>	Zip: <u>87102</u>
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

enclosed front porch/replace screens with windows

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <u>5</u>	Block: <u>A</u>	Unit:
Subdivision/Addition: <u>Park Addition</u>	MRGCD Map No.:	UPC Code: <u>101405806621234312</u>
Zone Atlas Page(s): <u>J14</u>	Existing Zoning: <u>R-1A</u>	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): <u>0.2066</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: <u>916 8th St. NW</u>	Between: <u>Marble</u>	and: <u>Slate</u>
--	------------------------	-------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <u>Jessica Short</u>	Date: <u>3/9/22</u>
Printed Name: <u>Jessica Short</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input checked="" type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> East Downtown – CPO-4
Contributing Structures: One		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	<input type="checkbox"/> City Landmark
Unclassified Structures:		Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

***PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

☐ **HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**

- ☐ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- ☐ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

☒ **INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**

- ☐ Interpreter Needed for Hearing? ☐ if yes, indicate language: _____
- ☐ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☐ Proof of emailed notice to affected Neighborhood Association representatives
- ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☐ Sign Posting Agreement

☐ **DEMOLITION OUTSIDE OF HPO Requires Public Hearing**

- ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

☒ **HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing**

- ☐ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- ☐ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

☐ **HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**

- ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☐ Proposed Design Standards and Guidelines
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)


☐ **ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**

- ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: <u>Ryan Short</u>	Date: 11/12/2021
Printed Name: Ryan Short	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		



Landmarks Commission

PROJECT DRAWING CHECKLIST

Administrative Decision

The following checked items indicate the minimum information that will be required for review of your application. You must submit all information indicated by the Planner.

1 copy for an Administrative Decision

Site Plan:

- ☐ Drawing scaled 1"=10' for 1 or 2 lots, 1"=20' for 3 or more lots. Features must be precisely located and dimensioned. The site plan must indicate ALL the following:
1. Existing and proposed structures on the subject property
 2. Existing structures on adjacent properties if within 10'-0" of the property line for residential projects or within 25'-0" of the property line for nonresidential projects
 3. Walls and fences -- location, height, material and design
 4. Property lines
 5. Parking requirements for non-residential projects
 6. Public and private easements
 7. Public and private streets and alleys -- correct names and dimensions
 8. Graphic scale and dimensions of elements on the site plan
 9. North arrow

Landscape Plan: Site includes 3 lots or more, OR the project is in Old Town or Old Town Buffer Zone.

☐ Landscape Plan scaled 1" =10' for 1-2 lots or 1" =20' for 3 or more lots. It should include ALL existing and proposed hard surfaces, gravel or rock surfaces, shrubbery, trees, planting beds, grass areas, ground cover.

Building drawings: Building drawings scaled 1/4" =1' for residential or 1/8" =1' for nonresidential

☐ **Floor plans** - existing and proposed, to indicate all existing and proposed door and window openings on floor plans

☐ **Building or structure elevations** - existing and proposed, to indicate materials, heights and the locations of all new and existing windows, door openings and significant architectural elements. Must be dimensioned.

☐ **Infill projects:** submittal must include:
for multi-unit or single-unit residential projects on 1 or 2 lots, a street elevation which includes adjacent lots and building elevations on either side.

☒ **Door and window summary:** including materials, sizes and style
Door – White, Steel & Glass, 36 x 80
Windows – White, Vinyl, 2 single hung @ 44 x 50 (Approximate), 1 Fixed @ 62 x 50

☐ **Project is in Old Town or Buffer Zone:** Indicate all signs: locations, heights, dimensions, and colors.

Detail Drawings:

☐ Building Sections ☒ Window detail ☐ Fencing
☐ Wall Sections ☒ Door details ☐ Other details specified here

Other supporting documentation:

- ☒ Pictures of existing buildings, structures and site conditions
☐ Financial documents
☐ Reports from other local, state and/or federal agencies
☐ Other documentation as specified

By : _____ LUCC Planner



916







Landmarks Commission

LC PRE-APPLICATION MEETING

APPLICANT: Jessica and Ryan Short

DATE 11.12.21

AGENCY REPRESENTATIVES PRESENT AT MEETING:

☒ Leslie Naji

☐ Angela Behrens

☐ Others _____

1. WHAT IS THE ADDRESS OF THE SUBJECT PROPERTY?

916 8th St NW / 8th & Forrester HPO

2. WHAT IS THE NATURE OF THE PROJECT

Enclose front porch

3. SUMMARY OF DISCUSSION (continued over)

The following are excerpted from the approved guidelines:

Porches and associated entrances are often the focus of historic buildings, particularly on primary elevations. Traditional front porches contribute to the overall historic integrity of buildings within a historic district. Porches serve a functional purpose, protecting entrances from rain, wind, and sun. They also display stylistic details and are often an integral part of an architectural style. Entrances draw attention to doorways with such features as sidelights, transoms, pilasters and pediments. Because of their historic importance and prominence, careful consideration of the original intent and contribution to the overall architectural style and form of a building should be evaluated to maintain these features during consideration for a Certificate of Appropriateness.

And

Where a porch is a primary character-defining feature of a front facade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials and detailing.

Prior to historic protection, many porches were enclosed and that sense of entry into the house lost. While we do permit screening in of porches, with a certificate of appropriateness, front porches should remain a transitional space from outside to inside. You might consider some sort of seasonal insert to reduce cold interface but convert the porch to a room would not be appropriate.

NOTE: Pre-application discussions are provided to assist applicants in acquiring information on process, guidelines and requirements pertaining to their request. Interpretation of zoning requirements is the responsibility of the zoning enforcement officer, as provided for by the comprehensive zoning code. Any statements regarding zoning at the pre-application discussion are intended solely to direct the applicant to seek further information.

4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY
(PRE-APPLICATION DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING)



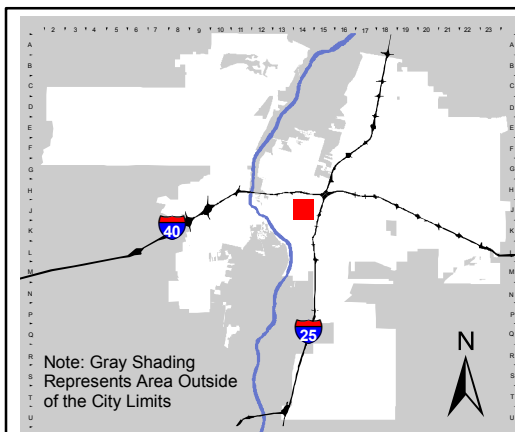
11.16.21

STAFF / DATE

APPLICANT OR AGENT / DATE



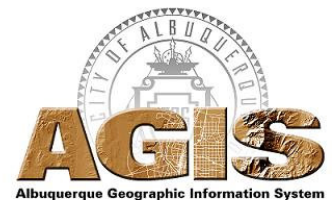
For more current information and details visit: www.cabq.gov/gis



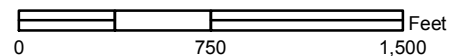
Address Map Page: **Site: 916 8th St. NW**

J-14-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.





Address Report

Create an Address Report

Print



City Address: 914 8TH ST NW

County Address: 910 8TH ST NW

3/9/2022

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2018)

Owner Name: WARNER BENJAMIN & GREENWOOD-ERICKSEN MARGARET

Owner Address: 910 8TH ST NW, ALBUQUERQUE NM 87102-2055

UPC: 101405806620434313

Tax Year: 2018 **Tax District:** A1AM

Legal Description: * 003 A PARK ADD L3 & S1/2 L4

Property Class: R **Document Number:** 2018104148 112918 WD - EN

Acres: 0.22

City Zoning and Services

IDO Zone District: R-1A

IDO District Definition: Single-Family (Small Lot)

Old Zoning Designation: SU-2

Old Zoning Description: DNA-SF

Land Use: 01 | Low-density Residential

Lot: 4 **Block:** A **Subdivision:** PARK ADDN

Police Beat: 233 **Area Command:** VALLEY

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [J14](#) (opens in new window)

City Neighborhood Association: Downtown Neighborhoods Association

Residential Trash Pickup: Thursday

Political Districts

City Council District: [2 - Isaac Benton](#)

County Commission District: 1 - Debbie O'Malley

NM House of Representatives: Javier I. Martinez

NM Senate: Gerald P. Ortiz y Pino

School Districts

Elementary: LEW WALLACE

Middle: WASHINGTON
High School: ALBUQUERQUE


FEMA Flood Zone: X

For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov. Please wait while the map loads below...

Identify Results (2)



Bernalillo County Parcels
UPC: 101405806621234312

Owner: SHORT RYAN M & JESSICA L


Owner Address: 916 8TH ST NW,
ALBUQUERQUE NM 87102-2055

Situs Address: 916 8TH ST NW,
ALBUQUERQUE NM 87102

Legal Description: * 005 A PARK ADD N1/2
L 4 ALL L 5


Acres: 0.2066


Tax Year: 2021



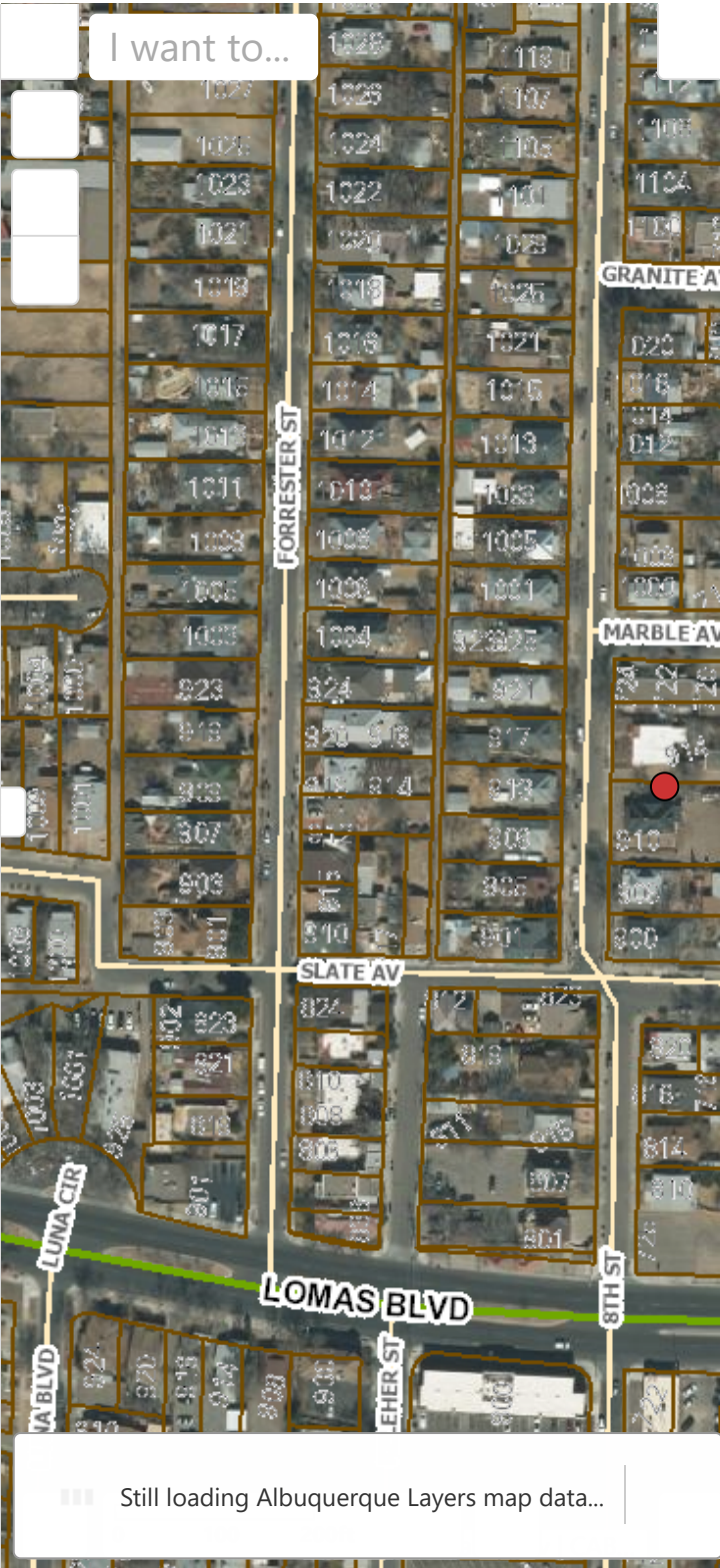
ALBUQUERQUE

Displaying 1 - 2 (Total: 2)

 Layers

 Identify Results (2)

I want to...



Still loading Albuquerque Layers map data...



- [Advanced Map Viewer \(https://www.cabq.gov/gis/advanced-map-viewer\)](https://www.cabq.gov/gis/advanced-map-viewer)
- [Address Report](#)
- [Map Views & Searches \(https://www.cabq.gov/gis/map-views\)](https://www.cabq.gov/gis/map-views)
- [Maps for Mobile \(https://www.cabq.gov/gis/maps-for-mobile\)](https://www.cabq.gov/gis/maps-for-mobile)
- [GIS Frequently Asked Questions \(https://www.cabq.gov/gis/gis-frequently-asked-questions\)](https://www.cabq.gov/gis/gis-frequently-asked-questions)

➤ [Download GIS Data \(https://www.cabq.gov/gis/geographic-information-systems-data\)](https://www.cabq.gov/gis/geographic-information-systems-data)

➤ [GIS Metadata \(https://www.cabq.gov/gis/geographic-information-systems-metadata\)](https://www.cabq.gov/gis/geographic-information-systems-metadata)



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[@cabqGIS](#)

Check out our updated Advanced Map Viewer user guide. It includes docs as well as videos!cabq.gov/gis/advanced-m...

Advanced Map Viewer User Guide

Resources for using the Advanced Map Viewer.
cabq.gov

Sep 10, 2018

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Contact Information (<https://www.cabq.gov/gis/contact>)

Geographic Information Systems

gis@cabq.gov (<mailto:gis@cabq.gov>)

Full contact information (<https://www.cabq.gov/gis/contact>)



EMERGENCIES

For emergencies, call 911 (tel:911) immediately.

For non-emergency police calls, call 505-242-COPS (tel:(505) 242-COPS)

311 COMMUNITY CONTACT CENTER



The 311 Community Contact Center is a centralized call center for the City of Albuquerque. The 311 service is a single telephone number for all non-emergency City of Albuquerque inquiries and services.

Dial 311 (tel:311) or 505-768-2000 (tel:505-768-2000)

ccc@cabq.gov (mailto:ccc@cabq.gov)

TWITTER FEED

CABQ Twitter Accounts

A Twitter list by [@cabq](#)

Official Twitter accounts of City of Albuquerque Departments, Offices, and Programs.



One Albuquerque Volunteers
@OneABQVolunteer

Community Block Parties have returned for the month of March 🎉 Sign up as a volunteer to help share resources and engage with community members! Visit rebrand.ly/oei today.
[#OneAlbuquerque](#) [#OneABQVolunteer](#)

VOLUNTEER OPPORTUNITIES

Community Block Party Events in March

- Highland High School | March 12**
- Cesar Chavez Community Center | March 19**
- Mesa Verde Community Center | March 26**

[Embed](#)

[View on Twitter](#)

NEWSLETTER SIGNUP

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(<https://www.youtube.com/channel/UCdpRwD5FA0g3ynJWxGk7BVQ>)

**City Address: 916 8TH ST SW****County Address: 916 8TH ST SW**

3/7/2022

www.cabq.gov/gis

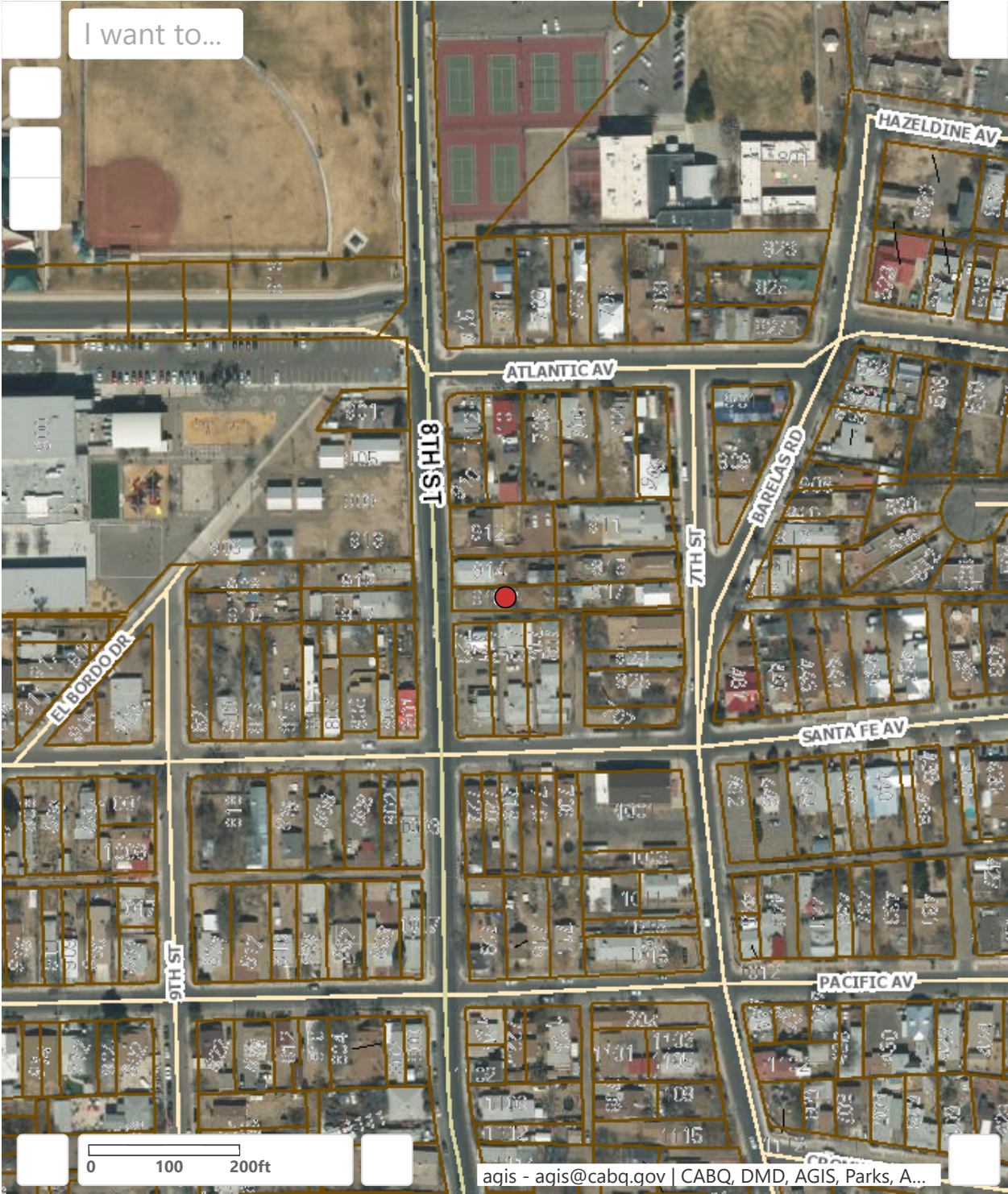
City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2018)

Owner Name: LUNA MIGUEL**Owner Address:** 916 8TH ST SW, ALBUQUERQUE NM 87102**UPC:** 101405701012831316**Tax Year:** 2018 **Tax District:** A1AM**Legal Description:** * 003 015SANTA FE ADD**Property Class:** R **Document Number:** 2014047706 061614 WD-ENT**Acres:** 0.11**City Zoning and Services****IDO Zone District:** R-1A**IDO District Definition:** Single-Family (Small Lot)**Old Zoning Designation:** SU-2**Old Zoning Description:** R-1**Land Use:** 04 | Commercial Services**Lot:** 3 **Block:** 15 **Subdivision:** SANTA FE ADDN**Police Beat:** 221 **Area Command:** VALLEY**Jurisdiction:** ALBUQUERQUE**Zone Atlas Page:** [K13](#) (opens in new window)**City Neighborhood Association:** Barelas NA**Residential Trash Pickup:** Wednesday**Political Districts****City Council District:** [2 - Isaac Benton](#)**County Commission District:** 2 - Steven Michael Quezada**NM House of Representatives:** Miguel P. Garcia**NM Senate:** Gerald P. Ortiz y Pino**School Districts****Elementary:** DOLORES GONZALES**Middle:** WASHINGTON**High School:** ALBUQUERQUE**FEMA Flood Zone:** XFor questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov**Run another Search [here](#)**This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.

Please wait while the map loads below...



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from March 29, 2022 To April 13, 2022

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

3/25/22
(Date)

I issued 1 sign for this application, 3/16/22, Silvia Bolivar
(Date) (Staff Member)

PROJECT NUMBER: PR-2022-006444/SI-2022-00073

Rev. 1/2022

From: [Jessica Short](#)
To: [Naji, Leslie](#)
Subject: Dev. review Packet signed
Date: Wednesday, March 9, 2022 5:02:40 PM
Attachments: [Development Review Application.pdf](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hello Leslie, here is the form signed. We couldn't find the lot #, so if you could please fill that out for us it would be much appreciated.

Also, this is confirmation that we certify mailed 27 letters to property owners (first class).

I hope this allows us to get on the schedule for the April meeting.

Thank you again

Naji, Leslie

From: Jessica Short <thefourshorts@gmail.com>
Sent: Monday, March 7, 2022 6:37 PM
To: chair@abqdna.com; treasurer@abqdna.com; Naji, Leslie
Subject: Notice of request for Landmark Commission Hearing

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Dear Neighborhood Association



[Zone Atlas Map.pdf](#)



[Proposal Plans for Modification.pdf](#)

,

Please find the attached documentation that we are required to send regarding a change we are requesting to make to our front porch. Currently, our front porch has screen windows and a screen door. We are requesting to change this to glass windows and a glass door. While this will change the porch from its original design, we are not altering the dimensions of any of the current window or door openings, so it will remain true to the historic architectural style and form of the home. In addition, there are many other homes in the Forrester/Eighth Street district that have glass windows and doors on the front porches, so it will also remain in line with the historic details of the neighborhood itself. We are requesting a hearing with the Landmark Commission of the City of Albuquerque to have our request approved. Thank you for your time.

Your Neighbors at 916 8th St. NW

Ryan and Jessica Short



From: Ryan Short
To: Bolivar, Silvia A.
Subject: Fwd: 916 8th Street NW
Date: Monday, April 4, 2022 9:39:55 AM
Attachments: jmaoe3.png

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

These were the first doors I sent you. We really just want to have a door that is 1/2 to 2/3 glass. Mostly clear with some decorative details. Door might change slightly due to availability but that's the general gist of what we are looking to get.

We are amenable to the mostly glass door like this, but would prefer the look of the first doors.



Sent from my iPhone

Begin forwarded message:

From: Ryan Short <thefourshorts@gmail.com>
Date: March 17, 2022 at 1:39:35 PM MDT
To: "Bolivar, Silvia A." <sabolivar@cabq.gov>
Subject: Re: 916 8th Street NW

Hi Silvia,

Ok, I think this should be what you need, but let me know if you need something else.

Windows:

JELD-WEN 29.5 in. x 41.5 in. V-2500 Series White Vinyl Single Hung Window with Fiberglass Mesh Screen - 2 of these

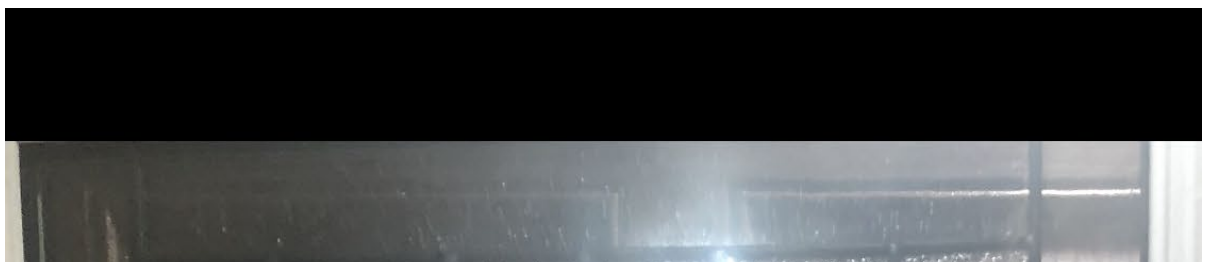
JELD-WEN 41.5 in. x 47.5 in. V-2500 Series White Vinyl Single Hung Window with Fiberglass Mesh Screen - 2 of these

Door:

Stanley Doors 36 in. x 80 in. Chatham Right-Hand Patina Finished Fiberglass Mahogany Woodgrain Prehung Front Door



We could also go for this door but I don't have the specs. It would be the same size but I'm not sure on material, but I think it is also fiberglass.







Let me know if you have additional questions or concerns.

Thank you!
Ryan

Sent from my iPhone

On Mar 17, 2022, at 12:01 PM, Bolivar, Silvia A. <sabolivar@cabq.gov> wrote:

Hi Ryan,

The justification letter sent to the neighborhood associations state that the porch screen windows and door will be changed to glass windows and a glass door. I will need to know exactly what type of window and what type of door you are proposing. I would need to know the dimensions, materials, etc. The application packet included a picture of a door with a stained glass window pane in the center. Is this what you are proposing? Have you considered a French Door? The French door lites or glass panes would allow natural light to flow into the room providing for more of an open air feel.

One of the guidelines for your overlay zone states that when a porch is enclosed, it should be done with a clear, transparent material. Enclosing a porch with opaque materials destroys the openness and transparency of the porch and is not allowed.



SILVIA BOLIVAR, PLA ASLA
Planner
Landmarks Commission
(505) 924-3844
Email: sabolivar@cabq.gov
cabq.gov/planning

From: Ryan Short <thefourshorts@gmail.com>
Sent: Thursday, March 17, 2022 11:40 AM
To: Bolivar, Silvia A. <sabolivar@cabq.gov>
Subject: Re: 916 8th Street NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

What info are you needing?

Sent from my iPhone

On Mar 17, 2022, at 10:46 AM, Bolivar, Silvia A. <sabolivar@cabq.gov> wrote:

Ryan,

Do you have information on the door and window replacements that you are proposing? I need that information to include in my Staff Report for the Commissioners and for me to base my analysis on that.

Silvia

From: Ryan Short <thefourshorts@gmail.com>
Sent: Wednesday, March 16, 2022 7:15 PM

To: Bolivar, Silvia A. <sabolivar@cabq.gov>
Subject: Re: 916 8th Street NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Silvia,

Are you located in the building in 2nd and Roma? I can swing by on Friday if so.

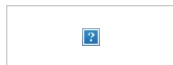
Thanks,
Ryan

Sent from my iPhone

On Mar 16, 2022, at 3:35 PM, Bolivar, Silvia A. <sabolivar@cabq.gov> wrote:

Good afternoon,

My name is Silvia Bolivar, I am the staff planner assigned to review your application for a Certificate of Appropriateness for the Landmarks Commission . I have prepared the sign request that must be posted on the property from March 29, 2022 through April 13, 2022. When would you like to stop by and pick up the sign?



SILVIA BOLIVAR, PLA ASLA

Planner

Landmarks Commission

(505) 924-3844

Email: sabolivar@cabq.gov

cabq.gov/planning

Bolivar, Silvia A.

From: Ryan Short <thefourshorts@gmail.com>
Sent: Thursday, March 17, 2022 1:39 PM
To: Bolivar, Silvia A.
Subject: Re: 916 8th Street NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Silvia,

Ok, I think this should be what you need, but let me know if you need something else.

Windows:

JELD-WEN 29.5 in. x 41.5 in. V-2500 Series White Vinyl Single Hung Window with Fiberglass Mesh Screen - 2 of these

JELD-WEN 41.5 in. x 47.5 in. V-2500 Series White Vinyl Single Hung Window with Fiberglass Mesh Screen - 2 of these

Door:

Stanley Doors 36 in. x 80 in. Chatham Right-Hand Patina Finished Fiberglass Mahogany Woodgrain Prehung Front Door

We could also go for this door but I don't have the specs. It would be the same size but I'm not sure on material, but I think it is also fiberglass.





Let me know if you have additional questions or concerns.

Thank you!

Ryan

Sent from my iPhone

On Mar 17, 2022, at 12:01 PM, Bolivar, Silvia A. <sabolivar@cabq.gov> wrote:

Hi Ryan,

The justification letter sent to the neighborhood associations state that the porch screen windows and door will be changed to glass windows and a glass door. I will need to know exactly what type of window and what type of door you are proposing. I would need to know the dimensions, materials, etc. The application packet included a picture of a door with a stained glass window pane in the center. Is this what you are proposing? Have you considered a French Door? The French door lites or glass panes would allow natural light to flow into the room providing for more of an open air feel.

One of the guidelines for your overlay zone states that when a porch is enclosed, it should be done with a clear, transparent material. Enclosing a porch with opaque materials destroys the openness and transparency of the porch and is not allowed.



SILVIA BOLIVAR, PLA ASLA

Planner

Landmarks Commission

(505) 924-3844

Email: sabolivar@cabq.gov

cabq.gov/planning

From: Ryan Short <thefourshorts@gmail.com>

Sent: Thursday, March 17, 2022 11:40 AM

To: Bolivar, Silvia A. <sabolivar@cabq.gov>

Subject: Re: 916 8th Street NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

What info are you needing?

Sent from my iPhone

On Mar 17, 2022, at 10:46 AM, Bolivar, Silvia A. <sabolivar@cabq.gov> wrote:

Ryan,

Do you have information on the door and window replacements that you are proposing? I need that information to include in my Staff Report for the Commissioners and for me to base my analysis on that.

Silvia

From: Ryan Short <thefourshorts@gmail.com>

Sent: Wednesday, March 16, 2022 7:15 PM

To: Bolivar, Silvia A. <sabolivar@cabq.gov>

Subject: Re: 916 8th Street NW

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Silvia,

Are you located in the building in 2nd and Roma? I can swing by on Friday if so.

Thanks,
Ryan

Sent from my iPhone

On Mar 16, 2022, at 3:35 PM, Bolivar, Silvia A. <sabolivar@cabq.gov> wrote:

Good afternoon,

My name is Silvia Bolivar, I am the staff planner assigned to review your application for a Certificate of Appropriateness for the Landmarks Commission . I have prepared the sign request that must be posted on the property from March 29, 2022 through April 13, 2022. When would you like to stop by and pick up the sign?



SILVIA BOLIVAR, PLA ASLA

Planner

Landmarks Commission

(505) 924-3844

Email: sabolivar@cabq.gov
cabq.gov/planning

From: [Jessica Short](#)
To: [Naji, Leslie](#)
Subject: Dev. review Packet signed
Date: Wednesday, March 9, 2022 5:02:40 PM
Attachments: [Development Review Application.pdf](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hello Leslie, here is the form signed. We couldn't find the lot #, so if you could please fill that out for us it would be much appreciated.

Also, this is confirmation that we certify mailed 27 letters to property owners (first class).

I hope this allows us to get on the schedule for the April meeting.

Thank you again